179.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,800 / 748,800
					USE VALUE:	748,800 / 748,800
					ASSESSED:	748,800 / 748,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
198		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HADDEN JEFFREY S & KATHERINE
Owner 2:	
Owner 3:	
Street 1:	198 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANAFIN TERESA M -
Owner 2:	-
Street 1:	198 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,179 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Clapboard Exterior and 1783 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6179.000	323,200	1,800	423,800	748,800
Total Card	0.142	323,200	1,800	423,800	748,800
Total Parcel	0.142	323,200	1,800	423,800	748,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.97 | /Parcel: 419.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121781

GIS Ref

GIS Ref

Insp Date 09/11/18

!14106!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,200	1800	6,179.	423,800	748,800	748,800	Year End Roll	12/18/2019
2019	101	FV	254,900	1900	6,179.	417,700	674,500	674,500	Year End Roll	1/3/2019
2018	101	FV	245,700	1900	6,179.	320,800	568,400	568,400	Year End Roll	12/20/2017
2017	101	FV	245,700	1900	6,179.	302,700	550,300	550,300	Year End Roll	1/3/2017
2016	101	FV	245,700	1900	6,179.	278,500	526,100	526,100	Year End	1/4/2016
2015	101	FV	240,300	1900	6,179.	260,300	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	240,300	1900	6,179.	239,700	481,900	481,900	Year End Roll	12/16/2013
2013	101	FV	240,300	1900	6,179.	239,700	481,900	481,900		12/13/2012

PRINT

Date	Time
12/11/20	03:59:05

LAST REV

Date	Time
09/12/18	14:48:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14106

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANAFIN TERESA	64434-142		10/30/2014		627,500	No	No		
FONG YAN GANG	26942-234		12/27/1996		234,700	No	No		Y

USER DEFINED

Prior Id # 1:	121781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2006	73	Manual	8,810					add 14 x 4 mud roo

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	PH	Patrick H
8/4/2018	Missed Appt.	PH	Patrick H
7/20/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
4/1/2009	Inspected	163	PATRIOT
1/5/2009	Measured	345	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
1/1/1983		JM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6179		Sq. Ft.	Site		0	70.	0.98	6									423,758						423,800	

Total AC/HA: 0.14185 | Total SF/SM: 6179 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,758 | Spl Credit | Total: 423,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	79126
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395050
Depreciation:	71899
Depreciated Total:	323151

COMMENTS

PDAS. IRREGULAR SHAPED DECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

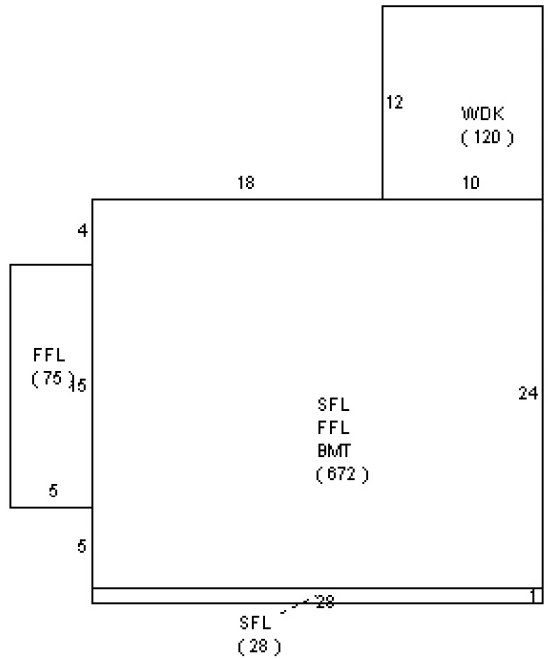
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	144.35
Final Total:	323200	Val/Su SzAd	223.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	747	182.230	136,127
SFL	Second Floor	700	182.230	127,562
BMT	Basement	672	75.170	50,515
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,239			Total:	315,924
Size Ad	1447	Gross Are	2239	FinArea	1783

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						
22	Wood Deck	D	Y	1	240	A	AV	1985	10.17	T	27.2	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800